

IN THE UNITED STATES BANKRUPTCY COURT  
DISTRICT OF SOUTH CAROLINA

In Re:

Miriam LaRosa Edwards

Case Number 16-04537  
Chapter 13

Debtor(s)

1755 Rosewell Drive  
Rock Hill, SC 29732

Last four digits of Social-Security or Individual  
Tax-Payer-Identification (ITIN) No(s).,  
xxx-xx-9946

TO: ALL CREDITORS AND PARTIES IN INTEREST

YOU ARE HEREBY NOTIFIED that Miriam LaRosa Edwards is applying for approval to sell the property of the debtor's estate described below free and clear of all liens and encumbrances according to the terms of and conditions stated below.

TAKE FURTHER NOTICE that any response, return, and/or objection to this application, should be filed with the Court no later than Twenty-one (21) days from the day of service to the application and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this application unless a response, return and/or an objection is timely filed and served, in which case the Court will conduct a hearing on May 9, 2019, at 10:30 am, at 201 Magnolia Street, Spartanburg, South Carolina 29306

TYPE OF SALE: Private

PROPERTY TO BE SOLD: 1755 Rosewell Dr. Rock Hill, SC 29732

PRICE: \$131,000

APPRAISAL VALUE: No current appraisal is available

BUYER: Alik Khlebopros

PLACE AND TIME OF SALE: At the office of the buyer's attorney within a reasonable time following the entry of an order approving this motion.

SALES AGENT/AUCTIONEER/BROKER: No sales agent is anticipated at this time.

COMPENSATION TO SALE AGENT/AUCTIONEER/BROKER/ETC.: No Commissions are anticipated to be paid.

ESTIMATED TRUSTEE'S COMMISSION ON SALE: None

LIENS/MORTGAGES/SECURITY INTEREST ENCUMBERING PROPERTY:

Selene Finance, LP with an approximate payoff of \$120,000 to be paid in full at closing.

Cedar Management Group with an approximate balance of \$300 owed to be paid in full at closing.

DEBTOR'S EXEMPTION: \$53,200

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: None

Applicant is informed and believes that is would be in the best interest of the estate to sell said property by private sale. Applicant also believes that the funds to be recovered for the estate from the sale of said property justify its sale and the filing of this application.

The Court may consider additional offers at any hearing held on this notice and application for sale. The Court may order at any hearing that the property be sold to another party on equivalent or more favorable term.

The Trustee or debtor, as applicable, may seek sanctions or other similar relief against any party filing a spurious objection to this notice and application.

WHEREFORE, applicant requests the Court issue an order authorizing sale of said property and such other and further relief as may be proper.

Rock Hill, SC  
April 9, 2019

/s/ F. Lee O'Steen  
F. Lee O'Steen  
O'Steen Law Firm, LLC  
D.C. # 08032  
P.O. Box 36534  
Rock Hill, SC 29732  
(803) 327-5300 phone  
(803) 327-5250 Fax  
Lee@OsteenLawFirm.com

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xxx-xx-9946

**MOTION TO SELL PROPERTY FREE AND CLEAR OF LIENS AND MEMORANDUM**

The undersigned, as attorney for the debtor moves to sell property free and clear of liens. The debtor moves to sell lot and improvements located at 1755 Rosewell Dr. Rock Hill, SC 29732, pursuant to 11 U.S.C. 363 and Bankruptcy Rule 6004. The debtor believes that the buyer is a good faith purchaser. The debtor further believes that this sell is in the best interest of the estate.

Wherefore, debtor(s) pray that the Court will grant this motion and allow the debtor to sell lot and improvements located at 1755 Rosewell Dr. Rock Hill, SC 29732 free and clear of liens.

Rock Hill, SC  
April 9, 2019

/s/ F. Lee O'Steen  
F. Lee O'Steen D.C. # 08032  
O'Steen Law Firm, LLC  
P.O. Box 36534  
Rock Hill, SC 29732  
(803) 327-5300 phone  
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xxx-xx-9946

CERTIFICATE OF SERVICE

I hereby certify that a copy of the within **MOTION TO SELL PROPERTY FREE AND CLEAR OF LIENS AND MEMORANDUM** was duly served upon the parties below named, by depositing said papers in the United States Mail at Rock Hill, South Carolina, on this date, with first class postage duly affixed and a return address clearly indicated on said envelope to the address below as indicated.

IRS  
P.O. Box 21126  
Philadelphia, PA 19114

US Department of Justice  
P.O. Box 141989  
Washington, DC 20044

US Attorney For SC for the IRS  
1441 Main St. Suite 500  
Columbia, SC 29201

US Trustee  
1835 Assembly St.  
Suite 953  
Columbia, SC 29201  
No Closing Attorney

Chapter 13 Trustee by Electronic Notice Only

Date April 9, 2019

O'Steen Law Firm, LLC  
/S/ F. Lee O'Steen  
F. Lee O'Steen  
District Court Id. # 08032

P.O. Box 36534  
Rock Hill, SC 29732  
(803) 327-5300  
(803) 327-5250 Fax  
Lee@OsteenLawFirm.com  
Attorney for the Debtor

Label Matrix for local noticing  
0420-7  
Case 16-04537-hb  
District of South Carolina  
Spartanburg  
Tue Apr 9 12:15:41 EDT 2019  
Bank Of America  
4909 Savarese Cir  
Tampa FL 33634-2413

Ashley Funding Services, LLC lists  
assigns as assignee of Laboratory  
Corporation of America Holdings  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Bank Of America  
Nc4-105-03-14  
Po Box 26012  
Greensboro NC 27420-6012

12-18-10 Best Mail  
Ashley Funding Services, LLC its successors  
assigns as assignee of Syndicated  
Office Systems, Inc.  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587  
  
Bank of America  
PO Box 539016  
Atlanta GA 30353-9016

Bank of America, N.A.  
P.O. Box 31785  
Tampa, FL 33631 - 3785

Christopher K Baxter  
Marinosci & Baxter  
14643 Dallas Parkway  
Suite 750  
Dallas, TX 75254-8884

Carolinas Healthcare System  
PO Box 32861  
Charlotte NC 28232-2861

Cedar Management Group  
PO Box 26844  
Charlotte NC 28221-6844

Citibank / Sears  
Citicorp Credit Services/Attn: Centraliz  
Po Box 790040  
Saint Louis MO 63179-0040

Citibank / Sears  
Po Box 6283  
Sioux Falls SD 57117-6283

Comenity Bank/nwyrk&co  
220 W Schrock Rd  
Westerville OH 43081-2873

Comenity Bank/nwyrk&co  
Po Box 18215  
Columbus OH 43218

Miriam LaRosa Edwards  
1755 Rosewell Drive  
Rock Hill, SC 29732-8478

Equifax Information Services LLC  
PO Box 740256  
Atlanta GA 30374-0256

Experian  
PO Box 2002  
Allen TX 75013-2002

FHA  
451 7th Street SW  
Washington DC 20410-0001

Family Trust Federal Credit Union  
PO Drawer 10233  
Rock Hill SC 29731-0233

(p) FARMERS FURNITURE  
ATTN CORPORATE CREDIT DEPT  
PO BOX 1140  
DUBLIN GA 31040-1140

Fedloan Servicing  
P.O. Box 69184  
Harrisburg PA 17106-9184

Fedloan Servicing  
Po Box 60610  
Harrisburg PA 17106-0610

George Conits  
U.S. Attorney General Office  
55 Beattie Place, Suite 700  
Greenville SC 29601-2168

Gretchen D. Holland  
Ch. 13 Trustee Office  
20 Roper Corners Circle, Suite C  
Greenville, SC 29615-4889

Innovation Appartment Homes  
75 innovation Drive  
Greenville SC 29607-5291

Internal Revenue Service  
Centralized Insolvency Operations  
P.O. Box 7346  
Philadelphia PA 19101-7346

MAF Collection Srvs  
Po Box 173025  
Tampa FL 33672-1025

MAF Collection Srvs  
Po Box 2842  
Tampa FL 33601-2842

Travis E. Menk  
Brock & Scott, PLLC  
8757 Red Oak Blvd.  
Suite 150  
Charlotte, NC 28217-3977

Midland Funding, LLC  
Midland Credit Management, Inc. as  
agent for Midland Funding, LLC  
PO Box 2011  
Warren, MI 48090-2011

Navient  
123 S Justison St Ste 30  
Wilmington DE 19801-5363

Navient  
Attn: Claims Dept  
Po Box 9500  
Wilkes-Barr PA 18773-9500

Navient PC Trust  
c/o Navient Solutions, Inc.  
PO BOX 9640  
Wilkes-Barre, PA 18773-9640

North Carolina Department of Revenue  
Angela C. Fountain Bankruptcy Manager  
Collections Examination Division  
P.O. Box 1168  
Raleigh NC 27602-1168

F. Lee O'Steen  
O'Steen Law Firm, LLC  
PO Box 36534  
Rock Hill, SC 29732-0509

ONEMAIN  
PO BOX 3251  
EVANSVILLE, IN 47731-3251

PRA Receivables Management LLC  
POB 41067  
Norfolk, VA 23541-1067

(p)PORTFOLIO RECOVERY ASSOCIATES LLC  
PO BOX 41067  
NORFOLK VA 23541-1067

Quantum3 Group LLC as agent for  
Comenity Bank  
PO Box 788  
Kirkland, WA 98083-0788

(p)REPUBLIC FINANCE LLC  
282 TOWER RD  
PONCHATOULA LA 70454-8318

Rise Credit  
4150 International Plaza  
Fort Worth TX 76109-4892

Rise Credit  
Customer Support  
Po Box 101808  
Fort Worth TX 76185-1808

Selene Finance, LP  
9990 Richmond Avenue  
Suite 400 South  
Houston, Texas 77042-4546

South Carolina Attorney General  
Honorable Alan Wilson  
P.O. Box 11549  
Columbia SC 29211-1549

South Carolina Department of Revenue  
P.O. Box 12265  
Columbia SC 29211-2265

(p)SPRINGLEAF FINANCIAL SERVICES  
P O BOX 3251  
EVANSVILLE IN 47731-3251

Synchrony Bank/Walmart  
Po Box 965024  
El Paso TX 79998

Synchrony Bank/Walmart  
Po Box 965064  
Orlando FL 32896-5064

Terance Crosby  
75 Inovation Drive  
appt. 7115  
Greenville SC 29607-5291

The Charlotte-Mecklenburg Hospital Authority  
PO BOX 71108  
CHARLOTTE, NC 28272-1108

Trans Union Corporation  
PO Box 2000  
Crum Lynne PA 19022

US Trustee's Office  
Strom Thurmond Federal Building  
1835 Assembly St.  
Suite 953  
Columbia, SC 29201-2448

U.S. Department of Education  
c/o FedLoan Servicing  
P.O. Box 69184  
Harrisburg, PA 17106-9184

U.S. Department of Justice  
950 Pennsylvanie Avenue, NW  
Washington DC 20530-0001

US Attorney For SC  
1441 Main Street  
Columbia SC 29201-2862

US Bank National Association, not in its ind  
9990 Richmond Ave Suite 400 South  
Houston, tx 77042-4546

York County Clerk of Court  
PO Box 649  
York SC 29745-0649

York County Master in Equity  
PO Box 627  
York SC 29745-0627

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Farmers Furniture  
Attn: Corporate Credit  
P.O. Box 1140  
Dublin, GA 31040

(d)Farmers Furniture  
Attention Bankruptcy  
Po Box 1140  
Dublin GA 31040

(d)Farmers Furniture  
Po Box 1140  
Dublin GA 31040

(d)Farmers Furniture - Easley, SC  
Attn: Corporate Credit  
P.O. Box 1140  
Dublin, GA 31040

(d)Farmers Home Furniture  
5501 Calhoun Memorial Hwy  
Easley SC 29640

Portfolio Recovery Associates, LLC  
POB 41067  
Norfolk, VA 23541

Republic Finance  
3071 Highway 21 Bypass Ste 108  
Fort Mill SC 29715

(d)Republic Finance LLC  
1140 Roma Ave  
Hammond, LA 70403

Springleaf Financial  
572 John Ross Pkwy Ste 1  
Rock Hill SC 29730

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Bank of America N.A.

(u)Wilmington Trust, not in its individual ca

End of Label Matrix	
Mailable recipients	57
Bypassed recipients	2
Total	59